

TRANSFER
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Doc # 2004026038
Book 8087 Page 0188

46-17

WARRANTY DEED

RONALD L. POULIN and KATHERINE A. POULIN of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **CHRISTOPHER M. TIBBETTS and NICOLE P. TIBBETTS** of Mt. Vernon, County of Kennebec and State of Maine, with warranty covenants, as joint tenants,

A certain lot or parcel of land, together with the buildings thereon, situated in Waterville, County of Kennebec, State of Maine, further identified as being Lot 29A according to a plan of Academy Acres, dated January 1950, recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 38 and 39, to which plan reference is hereby made for a more particular description of the lot conveyed.

Excepting and reserving, however, a certain lot or parcel of land situated in said Waterville, and further bounded and described as follows: Beginning at the southeast corner of Lot 29A according to a plan of Academy Acres and being the same lot conveyed to Philip C. Lawson by Robert J. Paradis, et al. by warranty deed dated November 5, 1953, recorded in Kennebec Registry of Deeds, Book 944, Page 551; thence westerly on the northerly line of the First Rangeway 11 feet; thence in a northerly direction until said line intersects the easterly line formerly of Philip C. Lawson, et al., said line, if extended, would reach the northerly boundary of Lot 29 on said plan of Academy Acres to a point 13 feet northeasterly of the northeast corner of Lot 29A; thence in a southeasterly direction to the northerly line of said First Rangeway to the point of beginning. Meaning and intending to convey a triangular parcel of land measuring 11 feet on the First Rangeway, which piece comprised the southeast corner of Lot 29A. This exception is being part of the same premises conveyed to said Philip C. Lawson, et al. by warranty deed of Robert J. Paradis, et al. dated November 5, 1953, recorded in said Registry, Book 944, Page 551, and resulting in a frontage of said First Rangeway of said Lot 29A of 76.7 feet after this conveyance and resulting in said Lawson's frontage on said First Rangeway now of 98.7 feet.

Also, another certain lot or parcel of land situated in said Waterville, bounded and described as follows: Beginning at the northwest corner of Lot 29 according to a plan of Academy Acres, being the same lot conveyed to Philip C. Lawson, et al. by the deed of Robert J. Paradis, et al. dated April 6, 1954, recorded in said Registry, Book 956, Page 269; thence running northeasterly (considering the First Rangeway, the public way of which this lot abuts, to run easterly and westerly) 13 feet; thence southerly toward said First Rangeway until said line intersects the westerly boundary of Lot 29 and at a point, which, if said line extended southerly to the First Rangeway, it would meet said First Rangeway at a point 11 feet westerly of the southeast corner of Lot 29; thence northwesterly on the westerly line of Lot 29 to the point of beginning. Meaning and intending hereby to convey a triangular parcel of land consisting of the northwest corner of lot formerly of Philip C. Lawson, et al., intending the northerly boundary of Lot 29 now be 67 feet, more or less, rather than 80 feet, more or less, and that the northerly boundary of the adjoining owners, formerly the Armand J. Bouchers, be 93 feet, more or less, rather than 80 feet, more or less.

KSE

(207) 872-0112 (ph), (207) 872-0002 (fax)

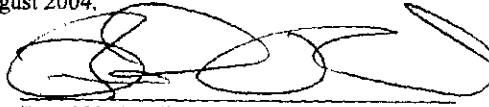
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Meaning and intending to convey the same premises described in the warranty deed from Eva V. Scott to Ronald L. Poulin and Katherine A. Poulin, dated May 25, 1979, recorded in Kennebec County Registry of Deeds, Book 2209, Page 179.

The above-described premises are subject to a certain boundary line agreement dated August 12, 1991, recorded in Kennebec County Registry of Deeds, Book 3960, Page 151.

Ronald L. Poulin and Katherine A. Poulin, husband and wife, release all rights in the premises being conveyed.

WITNESS our hands and seals this 20th day of August 2004.



Ronald L. Poulin



Katherine A. Poulin

STATE OF MAINE
COUNTY OF KENNEBEC

August 20, 2004

Then personally appeared the above named Ronald L. Poulin and Katherine A. Poulin and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public - Attorney at Law

Printed Name:

Commission Expires:

TRACY L. WARREN
Notary Public, Maine
My Commission Expires January 18, 2009

Received Kennebec SS.
08/24/2004 8:15AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS